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WARRANTY DEED

FSD ASSOCIATES, INC, a Corporation organized and existing under the laws of the State of Maine and having a place of business at c/o ERA Dirigo, 237 Main Street, Waterville in the County of Kennebec and State of Maine, for consideration paid, grant to **WARREN M. SIMS and MARGARET H. SIMS** of 32 Evergreen Drive, Waterville, Kennebec County, Maine, with warranty covenants in joint tenancy and not as tenants in common, the land in Waterville, Kennebec County, Maine, more particularly described as follows:

The Unit known and designed as Unit 32 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominium Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320 together with the following Amendments which are incorporated by reference herein:

-Amendment to Declaration dated June 30, 1986 and recorded in the Kennebec Registry in Book 2996, Page 275;

-Amendment to Declaration dated September 4, 1986 and recorded in the Kennebec Registry in Book 3018, Page 195; and

-Amendment to Declaration dated October 14, 1987 and recorded in the Kennebec Registry in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-87194, E-87195 and E-87196.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

In Witness whereof, the said FSD ASSOCIATES, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by ROBERT NARDI, its PRESIDENT thereunto duly authorized, this 4th day of the month of MARCH, 1988.

Dated: 3/4/88

FSD ASSOCIATES, INC.
(Corporate Name)

By

Robert Nardi

Its President



STATE OF MAINE
COUNTY OF KENNEBEC

Personally appeared the above named ROBERT NARDI, PRESIDENT of said Grantor Corporation as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me, Donnie E. Wheeler

Notary Public

(Printed Name:) DONNIE E. WHEELER

My Commission expires: 5/24/92

RECEIVED KENNEBEC SS.

1988 MAR 15 AM 9:00

ATTEST: Theresa A. Munn
REGISTER OF DEEDS